



ALMA COTTAGE · RANDALLS GREEN · CHALFORD HILL ·



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RANDALLS GREEN  
CHALFORD HILL  
STROUD  
GL6 8QY

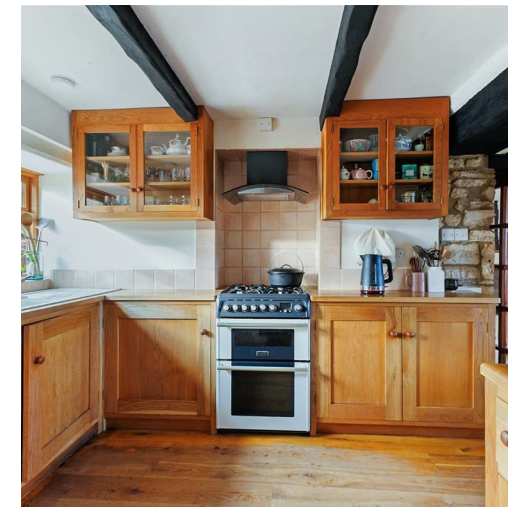
Alma Cottage is a charming Cotswold Stone Cottage in the heart of Chalford Hill. Tucked away from view, the property offers peaceful living with extensive gardens, outbuildings including a detached workshop and off street parking for several vehicles. NO ONWARD CHAIN

**BEDROOMS: 3**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £635,000**

## FEATURES

- Cotswold Stone Cottage
- Central Village Location
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Period Features
- Wood Burning Stove
- Detached Timber Framed Workshop plus Stone Outbuilding
- Gravelled Driveway for 3/4 cars
- Generous Sized Level Rear Garden



## DESCRIPTION

Alma Cottage is a charming Cotswold stone cottage in the heart of Chalford Hill. Tucked away from view, the property offers peaceful living whilst having amenities nearby including two public houses, primary school and popular cafe. The internal accommodation is arranged over two floors with a plethora of period features including exposed Cotswold stone, fireplaces, beams and even its own well! The cottage is entered via private gates from the parking area.

stone outbuilding (ideal for storage) and a covered seating area. The patio sits directly behind the cottage providing an ideal space for alfresco dining.

First impressions certainly do not disappoint with a historical wooden door into the hallway with a utility/cloakroom offset. The cosy sitting room focuses on the lovely fireplace, an ideal space to warm up on a cold winter's day with an adjoining conservatory bringing the outside in with its lovely garden views. The kitchen/breakfast room is located beyond with hand made cabinets and further exposed stone fireplace. For those seeking a more formal dining space a further reception room provides an excellent area for entertaining with a well tucked away in the corner, (covered over), and access to the rear garden. Stairs from the sitting room lead to the first floor where there are three equally lovely bedrooms, with the master offering an abundance of light with triple aspect windows and en-suite shower room, together with the family bathroom. Part of the landing doubles up as a fantastic study area (that could easily be partitioned for extra accommodation).

A rarity for the area, Alma Cottage offers off street parking for an array of vehicles. Lovely, well stocked, level gardens are located to the rear of the cottage enclosed by Cotswold Stone with outbuildings including a fabulous timber cabin currently utilised as a workshop, detached







## DIRECTIONS

From Stroud take the A419 east to Chalford and after approximately 4 miles turn left up Old Neighbourhood, just after the church, and on reaching a crossroads near the top, turn right into Abnash and bear left after a short distance where the road splits, continuing onto Burcombe Road. At the next crossroads, turn right down into Middle Hill and the property will be found on the right hand side just after the right hand turn to Midway. Parking is available on the driveway.

## LOCATION

Chalford is a quintessential Cotswold village with pretty, historic Cotswold homes, of which Alma Cottage is a prime example. The village has a strong sense of community with a good selection of local amenities including two popular village pubs, café and a community shop on Chalford High Street. For sporting enthusiasts there is a Sports and Social Club hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest. There is a popular primary school plus Thomas Keeble Secondary School in nearby Eastcombe. The village is well-placed for wonderful country walks and there is a popular pub, The Kings Head, in the neighbouring village of France Lynch, just a 15-minute walk from the property. The Old Neighbourhood pub in Chalford Hill is also due to re-open soon.

The market towns of Stroud and Cirencester are both within easy reach, offering a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award-winning Saturday Farmers' Market.

Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.



## Alma Cottage, Randalls Green, Chalford Hill, Gloucestershire

### Approximate IPMS2 Floor Area

House	155 sq metres / 1668 sq feet
Summerhouse	10 sq metres / 108 sq feet
Store	4 sq metres / 43 sq feet

Total	169 sq metres / 1819 sq feet
(Includes Limited Use Area)	5 sq metres / 53 sq feet

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Job No SP3430

This plan is for identification and guidance purposes only.

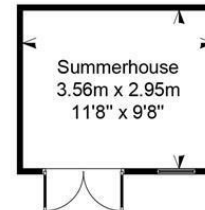
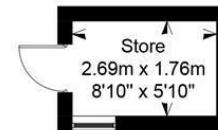
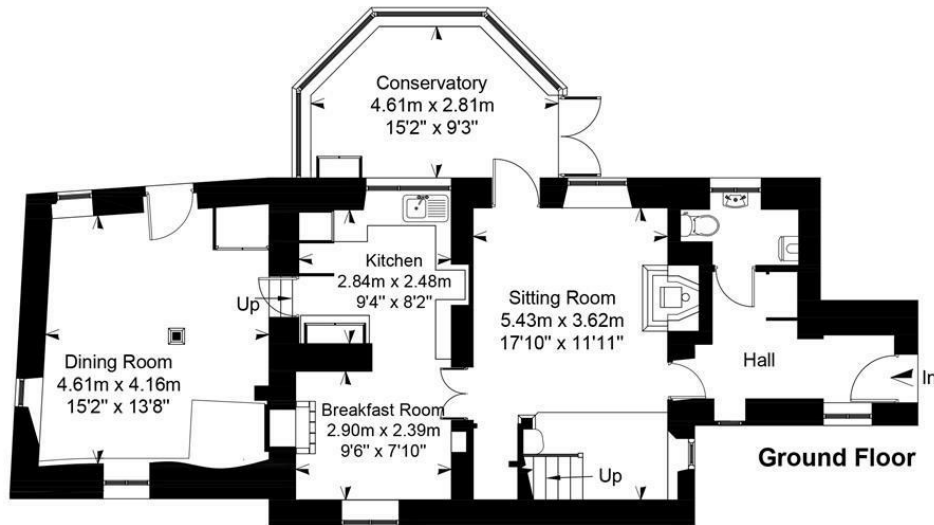
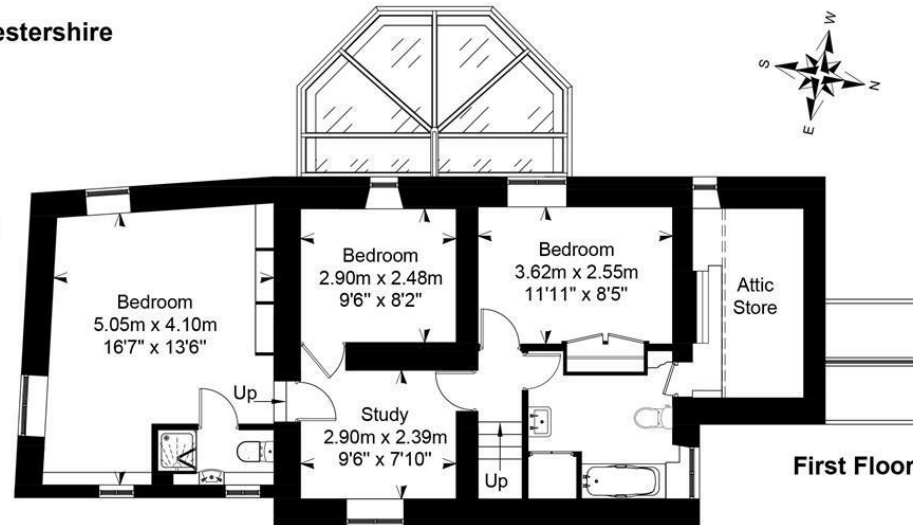
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



## SUBJECT TO CONTRACT

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**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

### Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

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### SERVICES

Mains electricity, gas and water. Septic tank drainage. Stroud District Council Band D £2,230. Ofcom checker: Mobile; EE, O2 and Three all likely. Broadband: Standard 20Mbps Superfast 80 Mbps

For more information or to book a viewing  
please call our Stroud office on 01453 755552